

Seattle's Urban Villages

Seattle's 38 urban villages encompass 9,300 acres or approximately 18% of the City's land area. They are distributed throughout the city from the northern to the southern city limits. They include Downtown Seattle's Bank of America Tower, Northgate Mall and the Columbia City Historic District, as well as South Park's single family neighborhoods, the University of Washington's dormitories, and Capitol Hill's apartment buildings.

Urban villages are divided into three different categories:

- urban center villages, Seattle's densest residential and commercial areas;
- hub urban villages, less dense than the urban center villages are also significant commercial and residential communities; and
- residential urban villages, smaller-scale multifamily areas contain commercial areas that primarily serve the residential community.

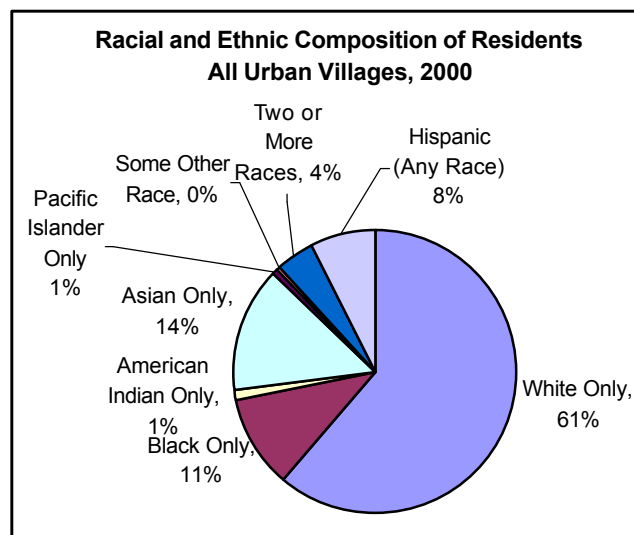
All of these areas are planned to have accessible transit, to be easily walkable and to provide attractive residential and commercial environments. They are also the parts of the City intended to accommodate most of Seattle's growth over 20 years.

In 2000, Seattle's urban village areas housed 32% of the city's population, or 178,000 people. Between 1990 and 2000 60% of the citywide population growth occurred within villages.

As was planned, urban villages are accommodating most of Seattle's new housing units. Between 1995 and 2002, the housing stock within urban villages grew by 13,650 new units. This is equivalent to 15% housing unit growth within the villages, compared to a 3% growth in areas outside of urban villages. The share of the city's housing units located inside urban villages grew from 35% in 1995 to 38% in 2002.

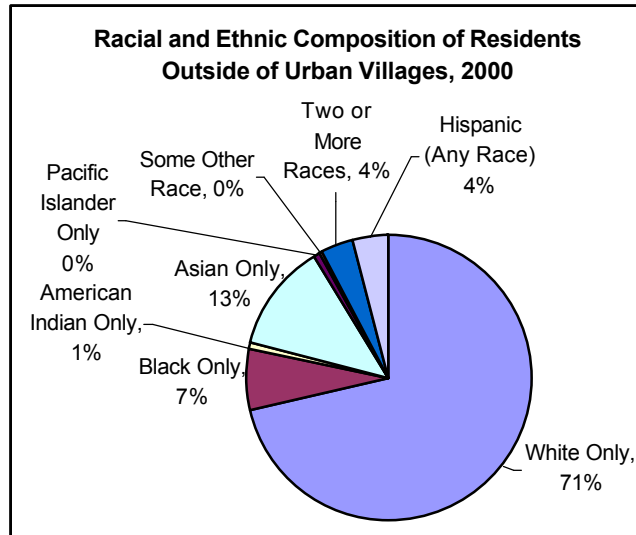
Areas designated as urban villages were already job centers. In 1995, 68% of Seattle's jobs were located within urban village locations (another 17% were located in the two Manufacturing/ Industrial Centers, which are targeted for job growth but not housing growth.) Since then, the concentration of jobs within urban villages has increased. Between 1995 and 2001, 87% of the City's new jobs located inside urban villages.

Residents attracted to urban villages have a different demographic profile than residents of areas outside of urban villages. Residents within urban villages are more likely to be people of color, to live by themselves, to be younger, and to have lower incomes than residents of Seattle outside of the



urban village boundaries.

Residents of all non-white racial groups are more prevalent inside than outside of urban villages. Blacks and African Americans, Native Hawaiians and other Pacific Islanders and residents are somewhat more likely to be found in urban villages. The Hispanic and Latino population has also become more concentrated in urban villages, with 45% of Hispanic and Latino residents of Seattle living in Urban Villages in 2000, compared to 38% in 1990.

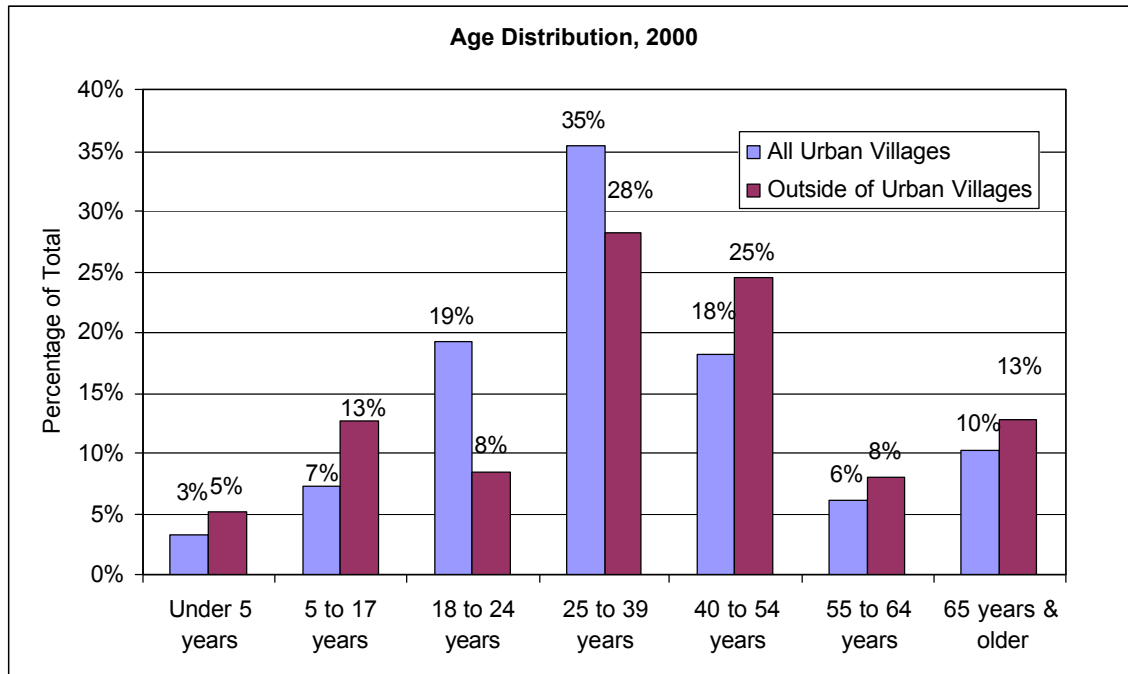


Urban villages, which were home to 35% of Seattle's households in 2000, have different household compositions than areas outside of the villages. Urban villages are attractive to Seattle's single people living alone, 48% of all one-person households reside in urban villages. As a result, the average number of people living in a household within urban villages is 1.73 people, much lower than the 2.26 people per household outside of urban villages. Areas outside of urban villages continue to be more attractive to households with children. Only 21% of Seattle's households with children live within the urban village boundaries.

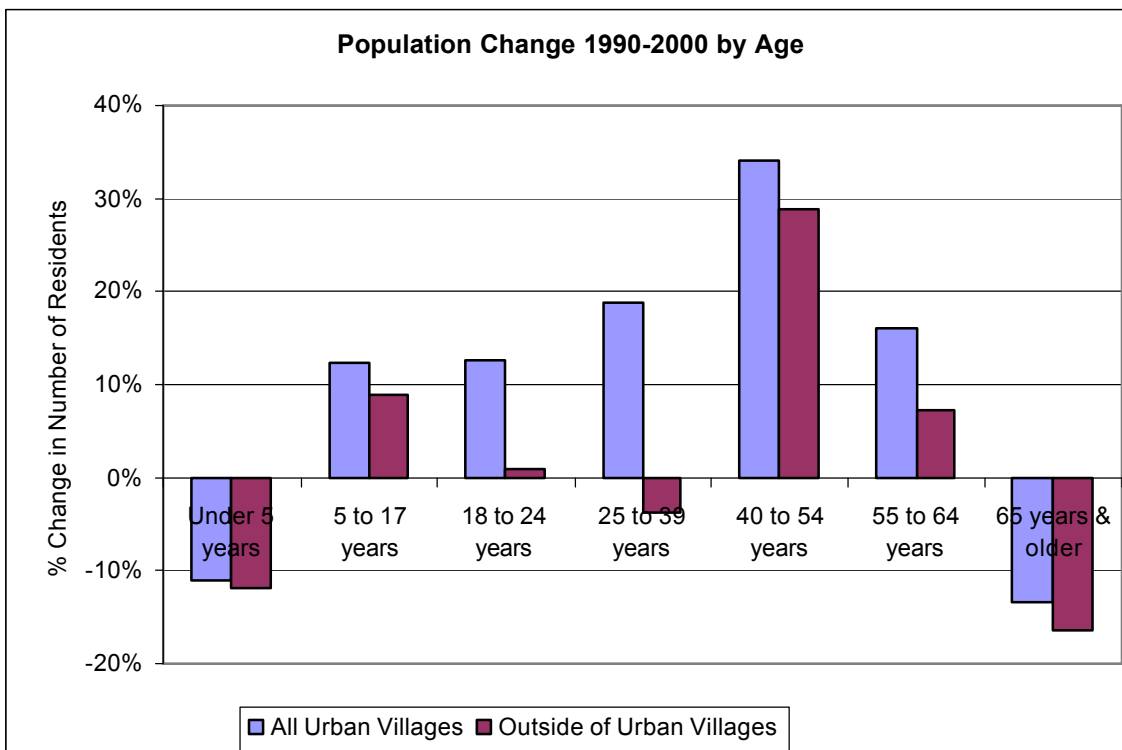
However, the types of households living in urban villages and the areas outside of urban villages appear to be slowly becoming more similar. While household sizes outside of urban villages dropped slightly between 1990 and 2000, inside villages they grew slightly. The number of family households inside urban villages grew between 1990 and 2000, while the number outside of urban villages fell. At the same time, the share of single-person households grew faster outside of urban villages than inside.

Seattle's Household Composition in 2000

	Inside Urban Villages		Outside Urban Villages	
	Number	% of Total	Number	% of Total
Households	90,291	100%	168,208	100%
with children	10,499	12%	40,284	24%
with seniors	14,126	15%	35,045	21%
Family Households	24,177	27%	89,223	53%
One-Person Households	50,545	56%	54,997	33%
Average Household Size	1.73		2.26	



As with household types, urban villages attract different age groups than do areas outside urban villages. For example, almost 20% of residents of urban villages are college-age, compared to only 8% of the population outside of urban villages. Forty-six percent of residents outside of urban villages are over forty years old, compared to 34% of urban



village residents. Only 10% of residents of urban villages were under 18 years of age, compared to 18% of residents outside the urban village boundaries. One of the most interesting changes is an increase between 1990 and 2000 of almost 20% in the 25 to 39 year old population within urban villages, and a simultaneous decrease in this population in the areas outside of urban villages.

Urban Villages are home to Seattle's poorer households. Half of Seattle's 64,000 residents in poverty live inside of urban villages, while half live outside. However, given the smaller population inside urban villages, this means that a much larger portion of residents inside of villages are in poverty. Inside villages, 20% of residents are in poverty, while outside 8% of residents are in poverty. On the other end of the income spectrum, 20% of Seattle's households living outside urban villages have incomes over \$100,000, while 8% of households inside urban villages have incomes in that range.